

OK

11643

BARGAIN AND SALE DEED

Vol. 0790 Page 3460



KNOW ALL MEN BY THESE PRESENTS, That Link River Properties, Inc.

, hereinafter called grantor,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Robert E. Maloney, Jr.

hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County

of Klamath, State of Oregon, described as follows, to-wit:

W Klamath Falls Edition Addition

Lots 6 & 7 Blk 3, EXCEPTING THEREFROM the Easterly 17 feet of said lots

Subject to encumbrances and taxes of record

Subject to Exhibit A, attached hereto

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$1.00.

~~It is hereby acknowledged that the consideration stated above is the true and actual consideration paid for this transfer, and that the same is not subject to any lien, mortgage, or other encumbrance, and that the same is not subject to any claim of any person other than the grantee and his heirs, successors and assigns.~~

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 29th day of January, 1990; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

(If the signer of the above is a corporation, use the form of acknowledgment opposite.)

(ORS 194.570)

STATE OF OREGON,

County of _____

} ss.

The foregoing instrument was acknowledged before me this _____, 19____, by _____

Notary Public for Oregon

(SEAL)

My commission expires: _____

STATE OF OREGON, County of Multnomah } ss.

The foregoing instrument was acknowledged before me this January 29, 1990, by Robert E. Maloney, Jr., president, and by _____ secretary of

Link River Properties, Inc.

an Oregon

corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires: 3/19/93

(SEAL) (If executed by a corporation, affix corporate seal)

Link River Properties, Inc.

520 SW Yamhill, Ste. 800

Portland, OR 97204

GRANTOR'S NAME AND ADDRESS

Robert E. Maloney, Jr.

520 SW Yamhill, Ste. 800

Portland, OR 97204

GRANTEE'S NAME AND ADDRESS

After recording return to:

Robert E. Maloney, Jr.

520 SW Yamhill, Ste. 800

Portland, OR 97204

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Robert E. Maloney, Jr.

520 SW Yamhill, Ste. 800

Portland, OR 97204

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of _____

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

SPACE RESERVED FOR RECORDER'S USE

90 FEB 23 AM 9 59

EXHIBIT A

3461

1. An easement created by instrument, subject to the terms and provisions thereof,
 Dated: December 30, 1930
 Recorded: January 13, 1931
 Volume: 93, page 412, Deed Records of Klamath County, Oregon
 In favor of: City of Klamath Falls
 For: Maintenance and operation of sewer lines
2. Subject to the reservations as contained in Deed from Great Northern Railway Company to the State of Oregon recorded November 20, 1962 in Volume 341, page 442, Deed Records of Klamath County, Oregon.
3. Subject to the reservations as set out in deed dated July 18, 1972 and recorded August 1, 1972 in Volume M72, page 8495, Microfilm Records of Klamath County, Oregon, as follows:

"Excepting and reserving unto the Burlington Northern, Inc., its successors and assigns forever all iron, natural gas, coal oil and other minerals of any nature whatsoever upon or in the lands herein described together with the sole, exclusive and perpetual right to explore for, remove and dispose of the same by any means or method suitable to the Burlington Northern, Inc. its successors and assigns, but without entering upon or using the surface of lands herein described and in such manner as not to damage the surface of said lands or interfere with the use thereof, by the purchaser it's successors and assigns."

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co.
 of Feb. A.D. 19 90 at 9:59 o'clock AM. and duly recorded in Vol. M90
 of Deeds on Page 3460

FEE \$33.00

Evelyn Biehn County Clerk

By Paula Milladore